

EAST BETHEL PLANNING COMMISSION MEETING

May 26, 2020

Pursuant to Minnesota Statutes Section 13D.021 and the declared public health emergency due to COVID-19, this meeting was held remotely.

MEMBERS PRESENT: Wanda McLaurin (7:14), Sherry Allenspach, Glenn Terry, Tom Eich, Jim Smith, Daryl Lawrence, Sharon Johnson,

ALSO PRESENT: Jack Davis, City Administrator
Stephanie Hanson, Community Development Director
Tim Harrington, City Council Liaison
Carrie Frost, Administrative Coordinator

1.0 Call to Order

Vice Chair Terry called the Planning Commission regular meeting to order at 7:11 pm.

2.0 Adopt Agenda

Commissioner Terry moved and Commissioner Johnson seconded to adopt the agenda as presented. Roll call vote was taken. Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

3.0 Approve March 17, 2020 meeting minutes

Commissioner Allenspach moved and Commissioner Terry seconded to adopt the March 17, 2020 regular meeting minutes as written. Roll call vote was taken. Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson abstain. Motion passed.

4.0 Site Plan Review – Dollar General, 4849 Viking Blvd.

Background Information:

Dollar General is proposing to construct a 9,100 square foot building at 4849 Viking Blvd. The property is zoned B1 – Limited Business, where retail sales and services are a permitted use.

City staff and Anoka County Highway Department (ACHD) completed reviews and provided comments to the applicant. The site plan meets East Bethel city code minimum requirements. The City Engineer recommends approval of the site plan with the following conditions:

1. Final approval by ACHD (this was formally approved by ACHD May 4, 2020)
2. Wetland delineation completed and approved by the Technical Evaluation Panel
3. Approval of an Operations and Maintenance Agreement for the retention pond.

The applicant will be constructing a right turn lane, as shown on the site plan.

Paul Brown, Farnsworth Group (Dollar General) was present to address questions and/or concerns.

Out of the different store designs presented, Commissioner Smith said he likes the idea of having an awning on the building. Ms. Hanson noted that the plans have been changed to include an awning.

Commissioner Allenspach asked if the design was going to be the same as the Ham Lake store? No. This store will look more like the Dollar Store in Isanti.

Chair McLaurin asked if traffic is being considered for the placement of the building and ingress on the existing property? A right turn lane will be added to Viking Blvd. Chair McLaurin noted the building is unattractive.

Commissioner Terry agreed that the building is architecturally bland. Of the three building designs presented he prefers #3 and added that an awning would be a nice addition. Mr. Brown noted there are

medallions on the building; located on both columns and on each bay side. Unfortunately, these were not more clearly visible on the photos presented. He also noted an awning will be added.

Commissioner Johnson likes the awning. She asked if there will be additional windows or just those on the front of the store? Just the front of the store.

Mr. Brown stated a wetland delineation has been done and that the footprint of this building is smaller than previously thought.

Commissioner Eich and Commissioner Terry are glad to have a Dollar General in East Bethel. Commissioner Smith believes it will be great for East Bethel.

Commissioner Allenspach noted that she thought the design is appropriate for the area where the building will be built.

Commissioner Terry moved and Commissioner Smith seconded to recommend approval to City Council with the conditions set forth in the provided resolution:

- 1. City of East Bethel City Engineer comment letter, dated March 9, 2020, shall be satisfactorily addressed prior to any grading of the site. The City Engineer will determine when all items have been addressed.**
- 2. Wetland delineation must be completed and approved by the Technical Evaluation Panel prior to the issuance of a building permit.**
- 3. An Operations and Maintenance Agreement for the retention pond shall be executed and filed with Anoka County prior to the commencement of site work.**

Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

This item goes before City Council on June 8, 2020.

5.0 Updates

Council Liaison Tim Harrington reported the following City Council actions:

- Final Plat for Prairie Pines has been approved with the cul de sac length being approved also.
- East Bethel audit is complete and the city is in good shape financially.
- Memorandum of Understanding (MOU) with Elevage has been extended. Construction is expected to be in late fall.
- Board of Appeals and Equalization meeting was held.
- Anoka County has asked for a Letter of Support making Coon Lake Park into a regional park.

The next Planning and Zoning Commission meeting is scheduled for June 23, 2020.

6.0 Adjournment

Commissioner Allenspach moved and Commissioner Johnson seconded to adjourn at 7:39 pm.

Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

Submitted by:

Gail Gessner

Recording Secretary